HOUSING MARKET INFORMATION

RENTAL MARKET REPORT

Kitchener-Cambridge-Waterloo and Guelph CMAs

CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: Fall 2013

Highlights

- The vacancy rate in Kitchener-Cambridge-Waterloo was relatively unchanged.
- The vacancy rate in Guelph increased.
- Average rent for two-bedroom units common to the survey in 2012 and 2013 increased more than the Ontario average in both Kitchener-Cambridge-Waterloo and Guelph.

Figure 1

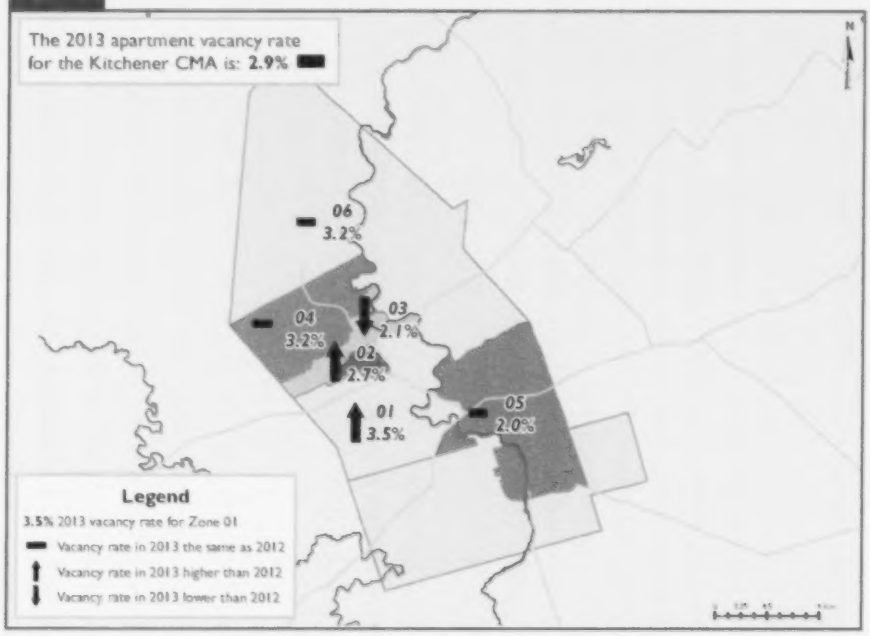


Table of Contents

1	Highlights
	Kitchener-Cambridge-Waterloo
2	Demand and Supply Factors Impact Rental Market
2	Greater Outflow From Rental Market to Homeownership
3	Immigration Increases Demand For Rental Housing
3	More Student Rentals Completed in Waterloo City
4	Strong Rent Growth
	Guelph
5	Rental Market Softens But Remains Tight
6	Supply of Rental Units Similar to Last Year
6	Tight Rental Market Produces Stronger Rent Growth
8	Survey Zone Maps
10	Survey Zone Descriptions
12	Rental Market Report Tables

SUBSCRIBE NOW!

Access CMHC's Market Analysis Centre publications quickly and conveniently on the Order Desk at www.cmhc.ca/housingmarketinformation. View, print, download or subscribe to get market information e-mailed to you on the day it is released. CMHC's electronic suite of national standardized products is available for free.

Kitchener-Cambridge-Waterloo

Demand and Supply Factors Impact Rental Market

The change in the vacancy rate for rental apartments in Kitchener-Cambridge-Waterloo (hereafter referred to as KCW) was not statistically significant. The vacancy rate edged higher due to growth in the supply of rental housing stock. Demand for purpose-built rental accommodation was stable as movement out of the rental market into homeownership and new student housing was offset by the new renter households generated by greater employment, migration from outside Canada and more post-secondary students requiring rental accommodation. New units were added to the Rental Market Survey (RMS) universe. Greater competition from rental accommodation that is excluded from the RMS, most notably student rentals, also put upward pressure on the vacancy rate.

Greater Outflow From Rental Market to Homeownership

A greater number of sales in the existing home market in the $250,000 to $350,000 price range suggests that more first-time buyers exited the rental market this year for homeownership. The average price of a row home or entry level single-detached home sold through Kitchener-Waterloo Real Estate Board[ID] falls between $250,000 and $350,000. Year to date there has been a nine percent increase in the number of homes sold in this price range. Sales increased during the second quarter in reaction to mortgage rates edging higher, as home-buyers took advantage of the lower rates in their pre-approval contracts. While mortgage rates remained low in a historical context, the anticipation of another increase in mortgage rates helped to pull forward homeownership demand. First-time buyers are generally more sensitive to rising carrying costs, which would require them to save longer for their down payment.

New rental households can be generated when young people decouple from the parental home or shared accommodation. The employment rate for people aged 15 to 24 years old increased during the second and third quarter of 2013. The higher employment rate created rental demand from this age segment. Full time employment in the other age groups also grew and added to rental demand.

Immigration Increases Demand For Rental Housing

Positive net migration from outside Canada has been the largest contributor to new households in KCW. It has led to more population growth in KCW than from people re-locating within Canada. Immigration increases demand for rental housing, as immigrants tend to rent in their first few years living in Canada. Data from the most recent Census shows about 60 per cent of immigrant households that arrived in KCW from 2006 to 2010 lived in rental housing. While continuing to add renter households to the CMA the inflow into the rental market may not have been as strong in 2013. Statistics Canada data on KCW up to the year ending June 30th 2012 showed immigration was down slightly from the previous year.

International students attending the University of Waterloo or Wilfrid

Figure 2

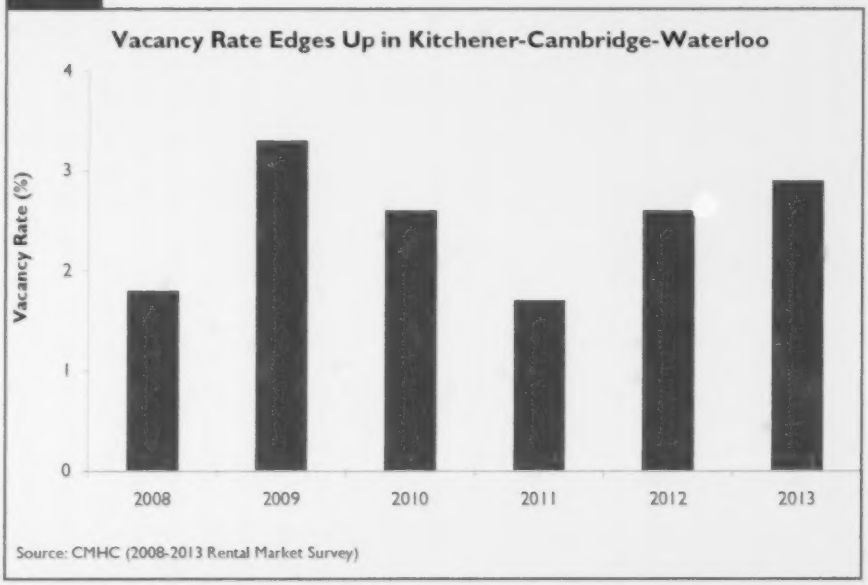
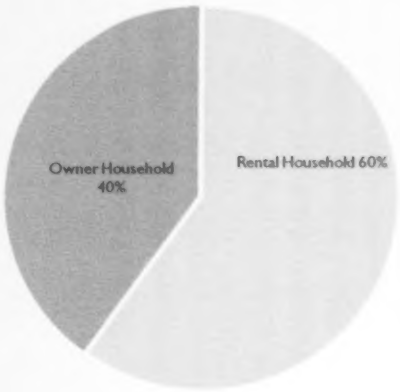


Figure 3

Immigrant Households More Likely to Rent



Source: Statistics Canada (2011 Census)

Laurier University also supported rental demand. International students are considered non-permanent residents and generally fall into the 18 to 24 age group. Statistics Canada data on KCW up to the year ending June 30th 2012 showed there was a stronger net gain of non-permanent residents aged 18 to 24 years old than the previous year. The inflow has been trending up over the past five years.

Greater supply of purpose-built rental housing put upward pressure on the vacancy rate. Most of the units added to the rental market universe went to Zone 1- Kitchener East and Zone 5 – Cambridge City. A growing number of rental units in Zone 1- Kitchener East contributed to a higher vacancy rate in that region, while the change in the vacancy rate for Zone 5 – Cambridge City was not statistically significant.

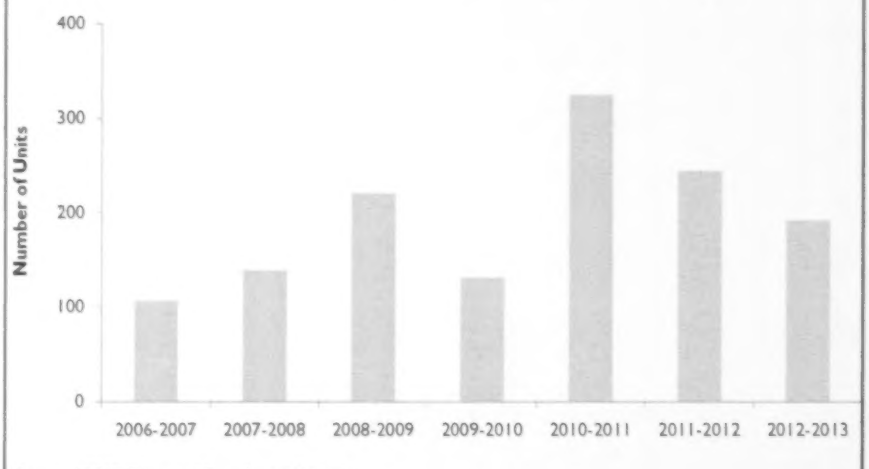
More Student Rentals Completed in Waterloo City

New student rental structures were added to the rental supply in Zone 4- Waterloo City. Seven new privately owned buildings containing about 200 units designed for student living were completed in 2013 and they potentially housed up to 1,000 students. Student rental units typically include up to five bedrooms. Student rentals are not surveyed in the Rental Market Survey, but they compete with the units in the RMS rental universe. Greater student housing gave more students the option of vacating a unit included in the RMS. Student enrolment at University of Waterloo and Wilfrid Laurier University increased by approximately four per cent and three per cent respectively, according to their annual reports. The increased rental demand helped to offset the outflow to the new student housing supply. The change in the vacancy rate in Zone 4 –Waterloo City, which is strongly influenced by the concentration of students at the two universities, was not statistically significant.

Approximately 200 condominium apartment units were completed since the 2012 RMS, nearly three quarters of which were in Zone 4 –Waterloo City. Similar to student

Figure 4

Student Rental Accomodation Adding To Rental Supply



Source: CMHC (Starts and Completions Survey)

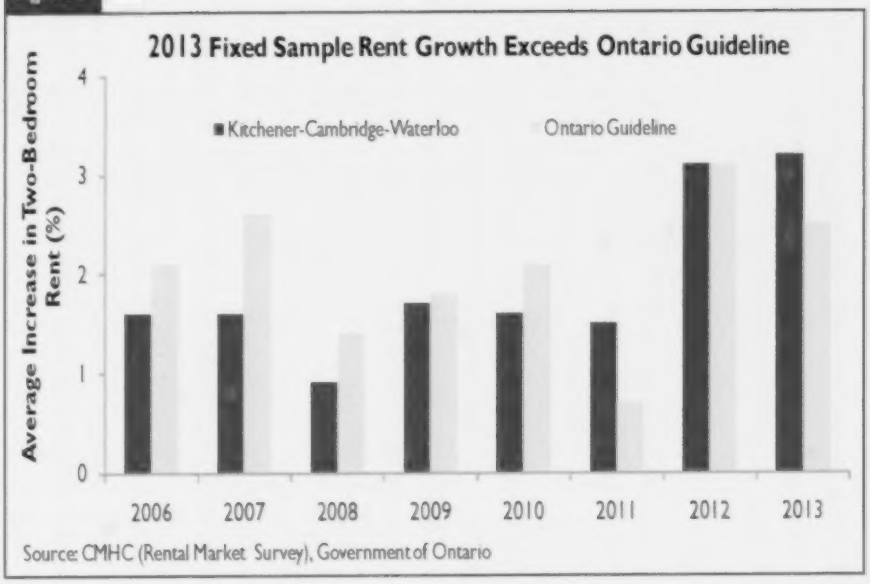
rentals, condominium apartments are excluded from the RMS. They provide new rental supply if used as an investment property. Condominium apartments that were listed for rent presented another option to renter households.

The availability rate is a slightly broader measure than the vacancy rate. It is of particular use to property managers, as it measures not only the percentage of units that are vacant but also those about to become vacant. Thus, it is always higher than the vacancy rate. The availability rate was the same as last year, indicating that a similar share of units went back on the market. A slightly larger difference between the availability rate and the vacancy rate suggests landlords had a tougher time re-renting units in 2013.

Strong Rent Growth

Despite a stable vacancy rate for two-bedroom apartments, the increase in average rent for units common to the RMS this year and in 2012 was above the maximum rent increase permitted for sitting tenants under the Ontario Residential Tenancies Act. Landlords were allowed to increase rent up to 2.5 per cent for sitting tenants this year. Generally, landlords can charge rents closer to market rates when a unit is vacated and when vacancy rates are decreasing.

Figure 5



Source: CMHC (Rental Market Survey), Government of Ontario

In the past few years landlords have been compensating for rent increases from 2006 to 2010 that did not keep pace with the market. The increase in average two-bedroom rent fell below the Ontario guideline amount each year from 2006-2010, despite the vacancy rate decreasing in all but one of those years. Consequently, since that period landlords have re-rented units at rents closer to the going market rate.

Guelph

Rental Market Softens But Remains Tight

The vacancy rate in Guelph increased and the change was statistically significant. However, the purpose-built rental market remained one of the tightest in Ontario. Only the Toronto CMA had a lower vacancy rate than Guelph in 2013. Less demand for purpose-built rental housing put upward pressure on its vacancy rate. The supply of rental housing was relatively unchanged and therefore did not contribute to a softer rental market.

Year to date sales in the existing home market were much higher than in 2012, suggesting a greater number of first-time buyers exited the rental market to purchase a home. In the first nine months of 2013 existing home sales were up approximately six percent from the same period last year. The anticipation of higher mortgage rates has contributed to the higher level of sales. The rental market softened for all units renting from $900 to $999 and two-bedroom units renting for over $1000. Generally, potential first time buyers rent the most expensive units, which serve as the closest substitute to the homeownership market.

In contrast to KCW, full time employment has been trending down in Guelph over the past year. Employment conditions did not support the formation of new renter households. It also contributed to a weaker net inflow of people into Guelph from other parts of Canada.

Positive net migration from outside Canada added households to the Guelph rental market. Statistics Canada data on Guelph up to the year ending June 30th 2012 showed net inflows from other countries. The number of residents gained was up slightly from the previous year, suggesting more rental demand was generated from this source.

Overall, the number of people leaving the rental market due to greater homeownership demand exceeded the number of new rental households generated by migration and employment.

Figure 6

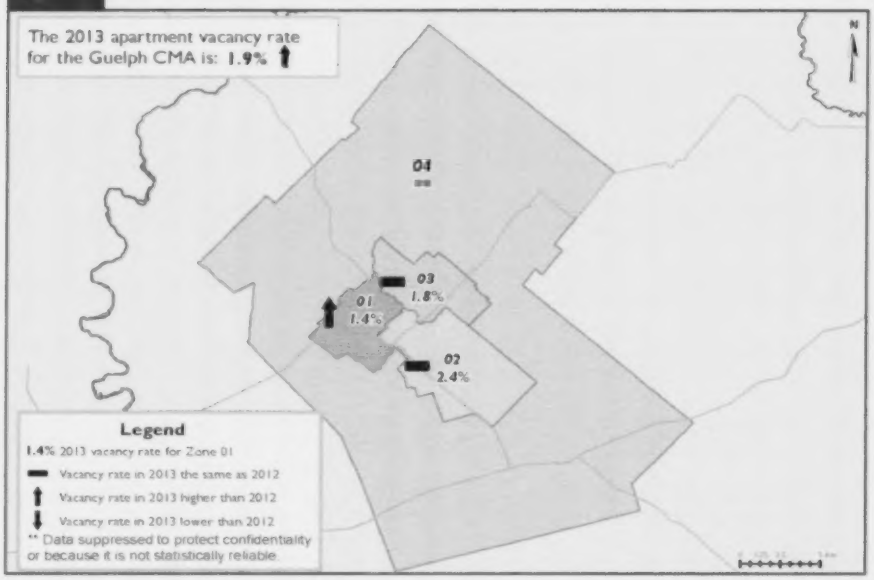
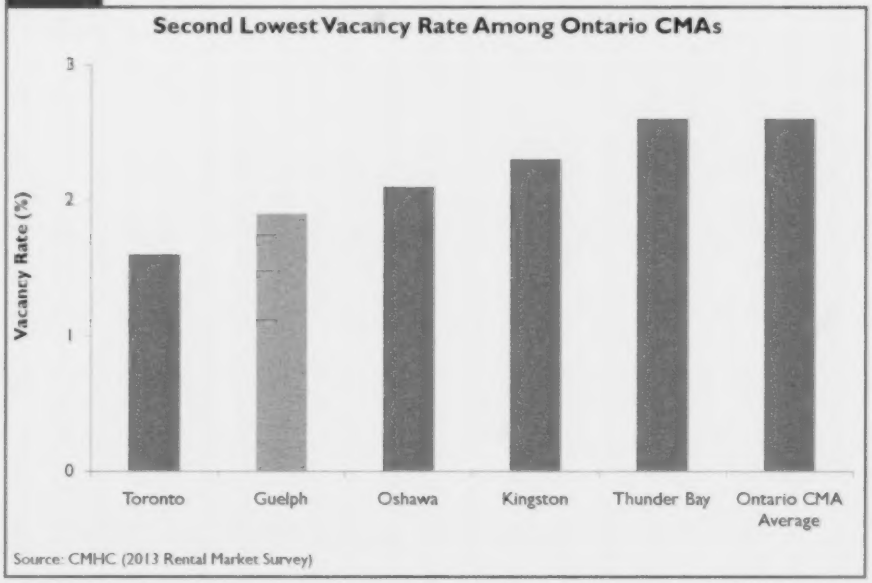

The 2013 apartment vacancy rate for the Guelph CMA is: 1.9%
N
04
03
1.8%
01
1.4%
02
2.4%
Legend
1.4% 2013 vacancy rate for Zone 01
Vacancy rate in 2013 the same as 2012
Vacancy rate in 2013 higher than 2012
Vacancy rate in 2013 lower than 2012
** Data suppressed to protect confidentiality or because it is not statistically reliable

Figure 7



Supply of Rental Units Similar to Last Year

Helping to keep the rental market tight, the supply of purpose-built rental apartments has been relatively unchanged in Guelph since the CMA was included in the RMS in 2006. In fact, the number of units in the RMS rental universe has never been higher than the total from 2006. Despite the addition of 25 new units this year the total supply of purpose-built rental housing decreased. Some existing units were removed for renovation, conversion or demolition. There was also 78 condominium apartment units completed since the 2012 RMS, some of which may have been listed for rent in the secondary rental market.

Tight Rental Market Produces Stronger Rent Growth

Despite a higher vacancy rate for two-bedroom apartments, the average rent for units common to the RMS in 2012 and 2013 increased by 3.3 per cent. The average rent increase was greater than the Ontario Guideline for sitting tenants and above the average for all Ontario CMAs. Similar to what transpired in KCW, landlords in Guelph compensated for rent increases in 2007, 2010 and 2011 that did not keep pace with the market. With a higher vacancy rate this year landlords re-rented more units at rents closer to the going market rate. Tight rental market conditions provided limited options to new tenants, making them more willing to pay the higher rents offered.

Figure 8

Source: CMHC (2006-2013 Rental Market Survey)

Apartment Vacancy Rates (%) by Major Centres

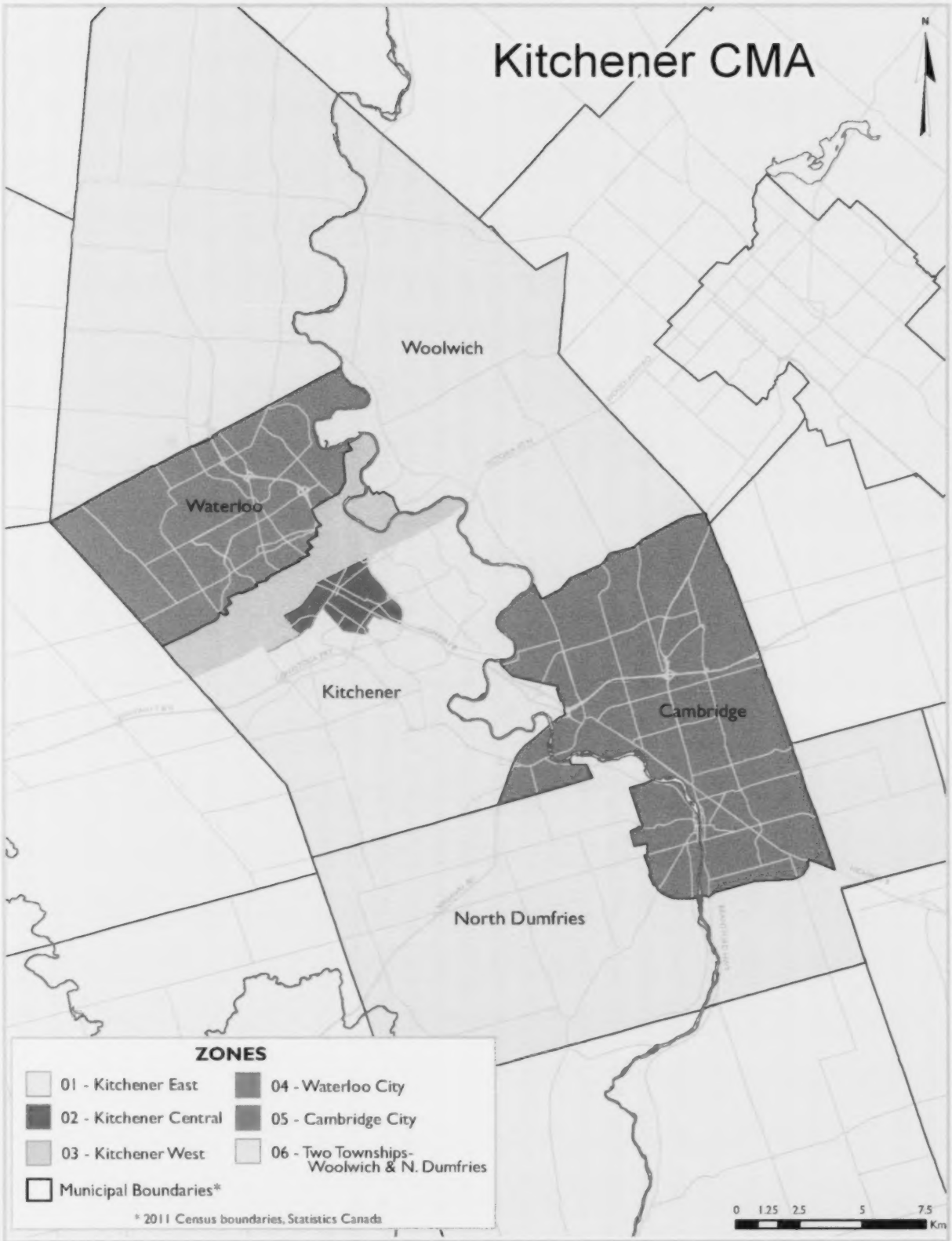
	Oct. 2012	Oct. 2013
Abbotsford	4.2	3.2
Barrie	2.0	3.0
Brantford	3.5	2.9
Calgary	1.3	1.0
Edmonton	1.7	1.4
Gatineau	3.3	5.1
Greater Sudbury	2.7	3.4
Guelph	1.4	1.9
Halifax	3.0	3.2
Hamilton	3.5	3.4
Kelowna	4.0	1.8
Kingston	1.7	2.3
Kitchener-Cambridge-Waterloo	2.6	2.9
London	3.9	3.3
Moncton	6.7	9.1
Montréal	2.8	2.8
Oshawa	2.1	2.1
Ottawa	2.5	2.9
Peterborough	2.7	4.8
Québec	2.0	2.3
Regina	1.0	1.8
Saguenay	2.0	2.8
Saint John	9.7	11.4
Saskatoon	2.6	2.7
Sherbrooke	5.0	5.3
St. Catharines-Niagara	4.0	4.1
St. John's	2.8	3.2
Thunder Bay	1.1	2.6
Toronto	1.7	1.6
Trois-Rivières	5.2	5.1
Vancouver	1.8	1.7
Victoria	2.7	2.8
Windsor	7.3	5.9
Winnipeg	1.7	2.5
Total	**2.6**	**2.7**

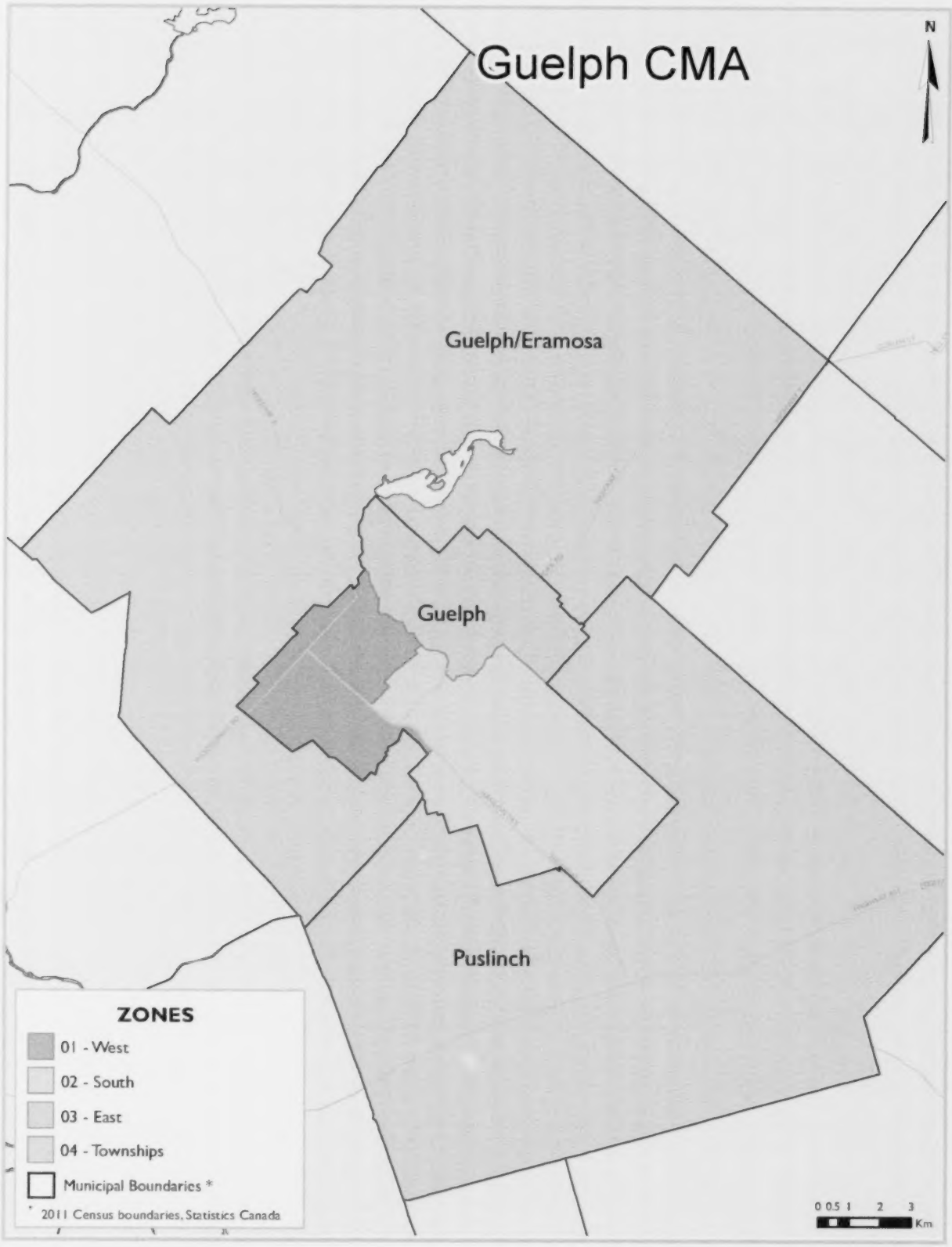
An Explanation of CMHC's Primary and Secondary Rental Market Surveys

CMHC'S Rental Market Survey and Secondary Rental Market Survey only include privately initiated structures.

The primary rental market encompasses units in structures with three or more units, composed of self-contained units where the primary purpose of the structure is to house rental tenants. CMHC's Rental Market Survey (RMS) surveys the primary rental market in all centres with a population of 10,000 or more.

The secondary rental market represents self-contained units, such as condominiums and other rental homes not surveyed in CMHC's RMS. There are two types of Secondary Rental Market Surveys: of rented Condominiums and of rented structures with less than three self contained units. The secondary surveys are conducted jointly or individually for selected centres across Canada.


Kitchener CMA
N
Woolwich
Waterloo
Kitchener
Cambridge
North Dumfries
ZONES
01 - Kitchener East
02 - Kitchener Central
03 - Kitchener West
04 - Waterloo City
05 - Cambridge City
06 - Two Townships- Woolwich & N. Dumfries
Municipal Boundaries*
* 2011 Census boundaries, Statistics Canada
0 1.25 2.5 5 7.5
Km


Guelph CMA
N
Guelph/Eramosa
Guelph
Puslinch
ZONES
01 - West
02 - South
03 - East
04 - Townships
Municipal Boundaries *
* 2011 Census boundaries, Statistics Canada
0 0.5 1 2 3
Km

RMS ZONE DESCRIPTIONS - KITCHENER CMA	
Zone 1	**Kitchener East** - Highland Rd. West, Mill St., Victoria Ave. (north), N. Dumfries boundaries (New Dundee Rd.) (south), Woolwich Twp. (Grand River), Cambridge, Hwy 401 (east), Trussler Rd. (west).
Zone 2	**Kitchener Central** - Victoria Ave. (north), Highland Rd. West, Mill St. (south), Conestoga Pkwy (east), Lawrence Ave. (west).
Zone 3	**Kitchener West** - Waterloo City boundaries (north), Highland Rd. West, Mill St., Victoria Ave. (south), Woolwich Twp. (Grand River) (east), Wilmont Line/Wilmont Twp boundaries (west).
Zones 1-3	**Kitchener City**
Zone 4	**Waterloo** - Woolwich Twp boundaries (north), Kitchener City boundaries (south), Woolwich Twp. (Grand River) (east), Wilmont Line (west).
Zone 5	**Cambridge** - Woolwich Twp boundaries (north), N. Dumfries Twp boundaries (south), Town Line Rd. (N. Dumfries Twp, Puslinch Twp) (east), Kitchener City boundaries (west).
Zone 6	**Two Townships - Woolwich:** Waterloo City, Cambridge City boundaries (south), Puslinch Twp (east), Regional Rd 16, Waterloo City, Kitchener City (west); **N. Dumfries:** Kitchener City, (north), Cambridge City boundaries (east), Trussler Rd. (west).
Zones 1-6	**Kitchener CMA**

RMS ZONE DESCRIPTIONS - GUELPH CMA	
Zone 1	**West** - CTs: 0009.03, 0009.04, 0009.05, 0009.06, 0010.01, 0010.02, 0011.00 and 0015.00. Description: City of Guelph West of the Speed River, North of Suffolk/Paisley, West of the Hanlon Parkway, East of Whitelaw, South of Malcolm/Wilbert.
Zone 2	**South** - CTs: 0001.02, 0001.03, 0001.05, 0001.06, 0001.07, 0001.08, 0001.09, 0002.00, 0006.00, 0007.00 and 0008.00. Description: City of Guelph East of the Speed River, South of Suffolk/Paisley, West of Victoria, North of Maltby Rd
Zone 3	**East** - CTs: 0003.00, 0004.01, 0004.02, 0004.03, 0005.00, 0012.00, 0013.01 and 0013.02. Description: City of Guelph East of the Speed River, North of the Eramosa River, West of Norton/Marshall.
Zone 4	**Townships** - CTs: 0014.00, 0100.00 and 0101.00. Description: Guelph/Eramosa and Puslinch.
Zones 1-3	**Guelph CMA**

RENTAL MARKET REPORT TABLES

Available in ALL Rental Market Reports

Private Apartment Data:

1.1.1 Vacancy Rates (%) by Zone and Bedroom Type
1.1.2 Average Rents ($) by Zone and Bedroom Type
1.1.3 Number of Units in the Universe by Zone and Bedroom Type
1.1.4 Availability Rates (%) by Zone and Bedroom Type
1.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type
1.2.1 Vacancy Rates (%) by Year of Construction and Bedroom Type
1.2.2 Average Rents ($) by Year of Construction and Bedroom Type
1.3.1 Vacancy Rates (%) by Structure Size and Bedroom Type
1.3.2 Average Rents ($) by Structure Size and Bedroom Type
1.4 Vacancy Rates (%) by Rent Range and Bedroom Type

Available in SELECTED Rental Market Reports

Private Apartment Data:

1.3.3 Vacancy Rates (%) by Structure Size and Zone

Private Row (Townhouse) Data:

2.1.1 Vacancy Rates (%) by Zone and Bedroom Type
2.1.2 Average Rents ($) by Zone and Bedroom Type
2.1.3 Number of Units in the Universe by Zone and Bedroom Type
2.1.4 Availability Rates (%) by Zone and Bedroom Type
2.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Private Apartment and Row (Townhouse) Data:

3.1.1 Vacancy Rates (%) by Zone and Bedroom Type
3.1.2 Average Rents ($) by Zone and Bedroom Type
3.1.3 Number of Units in the Universe by Zone and Bedroom Type
3.1.4 Availability Rates (%) by Zone and Bedroom Type
3.1.5 Estimate of Percentage Change (%) of Average Rent by Zone and Bedroom Type

Available in the Quebec, Montreal, Ottawa, Toronto, Winnipeg, Regina, Saskatoon, Edmonton, Calgary, Vancouver and Victoria Reports

Rental Condominium Apartment Data

4.1.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%)
4.1.2 Rental Condominium Apartments and Private Apartments in the RMS - Average Rents ($) by Bedroom Type
4.1.3 Rental Condominium Apartments - Average Rents ($) by Bedroom Type
4.2.1 Rental Condominium Apartments and Private Apartments in the RMS - Vacancy Rates (%) by Building Size
4.3.1 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Condo Sub Area
4.3.2 Condominium Universe, Rental Units, Percentage of Units in Rental and Vacancy Rate by Building Size

Available in the Montreal, Toronto, Vancouver, St. John's, Halifax, Quebec, Barrie, Ottawa, Winnipeg, Regina, Saskatoon, Calgary, Edmonton, Abbotsford, Kelowna and Victoria Reports

Secondary Rented Unit Data

5.1 Secondary Rented Unit Average Rents ($) by Dwelling Type
5.2 Estimated Number of Households in in Other Secondary Rented Units by Dwelling Type

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	2.1	**	1.6	2.7	3.5	3.8	3.0	2.6	2.9	3.5
Zone 2 - Kitchener (Central)	0.5	3.1	0.7	2.8	1.2	2.6	2.2	**	1.0	2.7
Zone 3 - Kitchener (West)	3.0	1.0	1.7	2.1	3.2	2.2	3.4	1.6	2.6	2.1
Kitchener City	1.9	5.1	1.5	2.5	3.0	3.2	3.0	2.4	2.5	3.0
Zone 4 - Waterloo City	0.0	**	2.7	2.1	3.9	3.2	3.2	8.1	3.4	3.2
Zone 5 - Cambridge City	**	**	2.5	2.3	2.4	1.8	1.3	1.4	2.4	2.0
Zone 6 - Two Townships	**	0.0	5.0	6.1	1.8	1.6	**	**	2.8	3.2
Kitchener-Cambridge-Waterloo CMA	**2.1**	**5.0**	**1.9**	**2.5**	**3.1**	**3.0**	**2.7**	**3.3**	**2.6**	**2.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	666	677	761	784	882	908	1,057	1,102	851	879
Zone 2 - Kitchener (Central)	614	604	706	813	841	997	**	1,454	770	903
Zone 3 - Kitchener (West)	641	670	795	819	909	947	1,121	1,180	860	889
Kitchener City	644	657	762	802	883	932	1,070	1,123	840	886
Zone 4 - Waterloo City	704	743	819	852	999	1,022	1,152	1,293	941	981
Zone 5 - Cambridge City	602	618	771	809	905	953	915	954	867	908
Zone 6 - Two Townships	**	581	695	733	782	840	**	**	752	796
Kitchener-Cambridge-Waterloo CMA	**644**	**660**	**773**	**810**	**908**	**952**	**1,053**	**1,127**	**862**	**906**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	249	249	2,828	2,947	6,206	6,227	695	706	9,978	10,129
Zone 2 - Kitchener (Central)	180	182	1,217	1,245	1,492	1,500	63	63	2,952	2,990
Zone 3 - Kitchener (West)	179	177	2,034	2,028	2,699	2,700	148	141	5,060	5,046
Kitchener City	**608**	**608**	**6,079**	**6,220**	**10,397**	**10,427**	**906**	**910**	**17,990**	**18,165**
Zone 4 - Waterloo City	69	73	1,572	1,562	3,257	3,235	237	278	5,135	5,148
Zone 5 - Cambridge City	76	78	1,338	1,368	3,132	3,237	217	218	4,763	4,901
Zone 6 - Two Townships	6	6	102	109	183	196	6	6	297	317
Kitchener-Cambridge-Waterloo CMA	**759**	**765**	**9,091**	**9,259**	**16,969**	**17,095**	**1,366**	**1,412**	**28,185**	**28,531**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	3.7	13.9	2.7	4.1	5.5	5.5	3.7	4.1	4.5	5.2
Zone 2 - Kitchener (Central)	**	3.9	1.7	3.7	1.9	3.8	2.2	4.4	1.9	3.8
Zone 3 - Kitchener (West)	3.9	1.0	3.3	2.8	4.9	3.0	4.8	4.0	4.2	2.9
Kitchener City	**3.3**	**7.3**	**2.7**	**3.5**	**4.8**	**4.6**	**3.8**	**4.1**	**4.0**	**4.3**
Zone 4 - Waterloo City	**	**	4.9	3.5	5.4	4.6	3.8	8.5	5.2	4.5
Zone 5 - Cambridge City	**	**	4.5	5.0	4.2	3.6	1.8	1.4	4.2	3.9
Zone 6 - Two Townships	**	0.0	7.7	7.9	6.1	4.2	**	**	6.4	5.7
Kitchener-Cambridge-Waterloo CMA	**3.7**	**7.0**	**3.4**	**3.8**	**4.8**	**4.4**	**3.4**	**4.5**	**4.3**	**4.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Kitchener (East)	3.6	1.7	2.9	3.3	2.8	3.6	2.4	2.0	2.8	3.5
Zone 2 - Kitchener (Central)	1.5	3.7	2.8	3.9	3.7	1.6	**	**	3.3	2.8
Zone 3 - Kitchener (West)	3.6	4.0	3.3	3.7	3.5	3.9	3.0	3.9	3.4	3.6
Kitchener City	3.0	2.9	3.0	3.5	3.1	3.4	2.6	2.2	3.1	3.4
Zone 4 - Waterloo City	2.1	3.6	3.8	3.8	3.3	3.1	++	4.3	3.7	3.8
Zone 5 - Cambridge City	2.5	1.7	2.8	2.7	2.8	2.8	3.4	3.3	2.8	2.8
Zone 6 - Two Townships	**	**	2.6	2.4	2.6	2.4	**	**	2.5	2.5
Kitchener-Cambridge-Waterloo CMA	**2.9**	**2.9**	**3.1**	**3.4**	**3.1**	**3.2**	**2.6**	**2.8**	**3.1**	**3.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Kitchener-Cambridge-Waterloo CMA										
Pre 1960	**	**	2.1	2.8	6.0	4.3	**	**	4.4	4.0
1960 - 1974	1.7	**	1.8	2.9	2.9	2.7	1.8	3.6	2.5	2.9
1975 - 1989	2.1	3.3	3.0	2.4	3.9	3.3	2.3	3.1	3.5	3.0
1990+	**	**	0.2	0.4	1.6	3.0	4.3	1.3	1.3	2.1
Total	2.1	5.0	1.9	2.5	3.1	3.0	2.7	3.3	2.6	2.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Kitchener-Cambridge-Waterloo CMA										
Pre 1960	545	560	650	696	759	782	903	922	698	724
1960 - 1974	644	651	764	795	869	900	1,018	1,091	835	869
1975 - 1989	724	747	808	844	937	985	1,156	1,192	905	948
1990+	**	**	928	955	1,200	1,242	**	**	1,122	1,154
Total	644	660	773	810	908	952	1,053	1,127	862	906

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Kitchener-Cambridge-Waterloo CMA										
3 to 5 Units	0.0	**	2.9	5.7	3.5	2.7	0.0	0.0	3.0	3.7
6 to 19 Units	3.8	4.7	1.8	3.2	2.2	2.8	**	**	2.3	3.0
20 to 49 Units	**	**	1.0	2.2	2.3	2.1	0.0	5.4	1.8	2.5
50 to 99 Units	0.0	2.4	1.4	3.0	4.0	3.6	5.2	3.8	3.2	3.4
100 to 199 Units	0.0	3.6	2.7	1.9	3.4	3.8	1.6	4.7	3.0	3.2
200+ Units	1.6	0.0	2.4	0.6	3.8	2.0	1.9	1.4	3.1	1.5
Total	2.1	5.0	1.9	2.5	3.1	3.0	2.7	3.3	2.6	2.9

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Kitchener-Cambridge-Waterloo CMA										
3 to 5 Units	525	542	652	694	794	801	891	941	737	762
6 to 19 Units	561	563	701	713	789	817	900	1,037	751	780
20 to 49 Units	606	624	735	768	846	874	946	963	808	834
50 to 99 Units	635	652	778	813	918	956	1,068	1,115	880	914
100 to 199 Units	731	757	836	906	1,022	1,117	1,134	1,210	956	1,043
200+ Units	746	787	919	962	1,067	1,098	1,178	1,264	1,014	1,064
Total	644	660	773	810	908	952	1,053	1,127	862	906

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Kitchener-Cambridge-Waterloo CMA

Zone	3-5		6-19		20-49		50-99		100-199		200+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	4.9	3.7	2.9	4.1	2.0	3.0	4.1	4.3	3.9	4.7	0.9	1.2
Zone 2 - Kitchener (Central)	0.0	**	2.2	3.5	3.2	5.7	0.4	0.0	**	2.0	**	**
Zone 3 - Kitchener (West)	**	**	3.1	3.5	2.8	1.9	2.2	1.3	3.6	1.9	1.1	1.1
Kitchener City	3.0	4.3	2.8	3.8	2.4	3.0	3.5	3.5	2.5	3.0	0.9	1.2
Zone 4 - Waterloo City	**	**	1.0	2.0	1.4	3.3	1.8	3.2	3.9	4.4	**	**
Zone 5 - Cambridge City	**	**	1.8	1.6	0.6	0.7	3.9	3.4	4.3	2.2	-	-
Zone 6 - Two Townships	**	**	5.7	3.4	**	3.9	**	**	-	-	-	-
Kitchener-Cambridge-Waterloo CMA	**3.0**	**3.7**	**2.3**	**3.0**	**1.8**	**2.5**	**3.2**	**3.4**	**3.0**	**3.2**	**3.1**	**1.5**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Kitchener-Cambridge-Waterloo CMA										
LT $600	**	**	**	**	**	0.0	**	**	1.8	**
$600 - $699	**	**	1.5	1.4	**	4.7	**	**	1.8	3.3
$700 - $799	0.0	0.7	1.7	2.9	3.1	2.2	0.0	0.0	2.2	2.5
$800 - $899	**	**	1.5	2.6	3.0	2.5	**	**	2.8	2.5
$900 - $999	**	16.7	2.0	2.9	2.6	2.0	2.2	**	2.5	2.2
$1000+	**	**	8.3	4.3	5.0	4.3	2.1	4.6	4.9	4.3
Total	2.1	5.0	1.9	2.5	3.1	3.0	2.7	3.3	2.6	2.9

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	-	-	**	**	2.5	3.2	2.6	4.3	2.7	4.1
Zone 2 - Kitchener (Central)	**	**	**	**	**	**	**	**	**	**
Zone 3 - Kitchener (West)	-	-	**	**	4.3	6.0	2.2	4.0	2.6	3.8
Kitchener City	**	**	3.2	2.5	2.8	4.4	2.4	4.1	2.6	4.1
Zone 4 - Waterloo City	**	**	0.0	**	0.7	2.1	3.1	3.2	1.9	2.4
Zone 5 - Cambridge City	**	**	**	**	1.9	6.0	**	5.1	2.0	5.5
Zone 6 - Two Townships	-	-	**	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**0.0**	**	**1.6**	**1.2**	**2.0**	**4.5**	**2.7**	**4.0**	**2.3**	**4.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	-	-	**	**	922	1,010	960	1,024	929	1,003
Zone 2 - Kitchener (Central)	**	**	**	**	**	**	**	**	**	**
Zone 3 - Kitchener (West)	-	-	**	**	**	**	1,062	1,139	995	1,056
Kitchener City	**	**	720	744	950	1,039	997	1,060	950	1,020
Zone 4 - Waterloo City	**	**	900	**	956	985	1,082	1,074	1,008	1,021
Zone 5 - Cambridge City	**	**	**	**	780	824	889	946	800	856
Zone 6 - Two Townships	-	-	-	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**625**	**	**784**	**824**	**882**	**936**	**1,009**	**1,046**	**926**	**977**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	0	0	29	29	405	408	523	519	957	956
Zone 2 - Kitchener (Central)	1	1	5	5	3	3	13	13	22	22
Zone 3 - Kitchener (West)	0	0	65	65	100	93	268	257	433	415
Kitchener City	**1**	**1**	**99**	**99**	**508**	**504**	**804**	**789**	**1,412**	**1,393**
Zone 4 - Waterloo City	7	7	84	84	281	281	457	460	829	832
Zone 5 - Cambridge City	2	2	20	20	528	522	231	228	781	772
Zone 6 - Two Townships	0	0	1	1	15	15	3	3	19	19
Kitchener-Cambridge-Waterloo CMA	**10**	**10**	**204**	**204**	**1,332**	**1,322**	**1,495**	**1,480**	**3,041**	**3,016**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	-	-	**	**	4.7	4.2	4.2	5.1	4.5	4.9
Zone 2 - Kitchener (Central)	**	**	**	**	**	**	**	**	**	**
Zone 3 - Kitchener (West)	-	-	**	**	**	9.5	4.9	7.7	5.6	7.6
Kitchener City	**	**	6.9	5.5	5.0	5.9	4.4	5.8	4.8	5.8
Zone 4 - Waterloo City	**	**	4.8	**	2.5	2.9	3.3	5.0	3.1	4.1
Zone 5 - Cambridge City	**	**	**	**	3.4	6.3	**	5.1	3.2	5.7
Zone 6 - Two Townships	-	-	**	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**0.0**	**	**5.2**	**3.8**	**3.8**	**5.3**	**3.8**	**5.4**	**3.9**	**5.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Kitchener (East)	-	-	**	**	2.4	3.0	2.7	3.7	2.5	3.9
Zone 2 - Kitchener (Central)	**	**	**	**	**	**	**	**	**	**
Zone 3 - Kitchener (West)	-	-	**	**	2.2	2.6	2.5	4.7	2.3	5.1
Kitchener City	**	**	3.7	3.3	2.4	2.9	2.7	4.0	2.5	4.2
Zone 4 - Waterloo City	**	**	**	**	3.8	2.2	3.8	++	2.6	1.9
Zone 5 - Cambridge City	**	**	**	**	++	3.3	++	5.1	++	3.4
Zone 6 - Two Townships	-	-	-	**	**	**	**	**	**	**
Kitchener-Cambridge-Waterloo CMA	**4.3**	**	**++**	**5.8**	**1.9**	**2.8**	**2.5**	**3.3**	**2.0**	**3.3**

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	2.1	**	1.7	2.8	3.4	3.8	2.8	3.4	2.8	3.6
Zone 2 - Kitchener (Central)	0.5	3.1	0.7	2.8	1.2	2.8	1.8	**	1.0	2.8
Zone 3 - Kitchener (West)	3.0	1.0	1.7	2.0	3.2	2.4	2.6	3.2	2.6	2.2
Kitchener City	1.9	5.1	1.5	2.5	3.0	3.3	2.7	3.3	2.5	3.1
Zone 4 - Waterloo City	0.0	5.8	2.6	2.0	3.6	3.1	3.1	5.0	3.2	3.1
Zone 5 - Cambridge City	**	**	2.4	2.3	2.4	2.4	1.9	3.3	2.4	2.5
Zone 6 - Two Townships	**	0.0	5.0	6.1	1.7	1.5	**	**	2.7	3.0
Kitchener-Cambridge-Waterloo CMA	**2.1**	**4.9**	**1.9**	**2.4**	**3.0**	**3.1**	**2.7**	**3.7**	**2.6**	**3.0**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	666	677	760	782	885	913	1,020	1,071	858	889
Zone 2 - Kitchener (Central)	614	604	706	813	842	998	**	1,279	771	904
Zone 3 - Kitchener (West)	641	670	793	817	914	953	1,083	1,154	871	902
Kitchener City	644	657	761	800	886	936	1,037	1,095	848	895
Zone 4 - Waterloo City	697	734	824	858	995	1,019	1,104	1,156	950	987
Zone 5 - Cambridge City	598	613	769	809	886	934	904	950	857	901
Zone 6 - Two Townships	**	581	695	733	785	841	**	**	756	798
Kitchener-Cambridge-Waterloo CMA	**644**	**659**	**773**	**811**	**906**	**951**	**1,031**	**1,086**	**869**	**913**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	249	249	2,857	2,976	6,611	6,635	1,218	1,225	10,935	11,085
Zone 2 - Kitchener (Central)	181	183	1,222	1,250	1,495	1,503	76	76	2,974	3,012
Zone 3 - Kitchener (West)	179	177	2,099	2,093	2,799	2,793	416	398	5,493	5,461
Kitchener City	609	609	6,178	6,319	10,905	10,931	1,710	1,699	19,402	19,558
Zone 4 - Waterloo City	76	80	1,656	1,646	3,538	3,516	694	738	5,964	5,980
Zone 5 - Cambridge City	78	80	1,358	1,388	3,660	3,759	448	446	5,544	5,673
Zone 6 - Two Townships	6	6	103	110	198	211	9	9	316	336
Kitchener-Cambridge-Waterloo CMA	**769**	**775**	**9,295**	**9,463**	**18,301**	**18,417**	**2,861**	**2,892**	**31,226**	**31,547**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type Kitchener-Cambridge-Waterloo CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - Kitchener (East)	3.7	13.9	2.8	4.1	5.5	5.4	3.9	4.6	4.5	5.2
Zone 2 - Kitchener (Central)	**	3.9	1.7	3.7	1.9	4.0	1.8	3.4	1.8	3.8
Zone 3 - Kitchener (West)	3.9	1.0	3.5	2.8	4.9	3.3	4.8	6.3	4.3	3.2
Kitchener City	3.3	7.3	2.8	3.6	4.8	4.7	4.1	4.9	4.0	4.4
Zone 4 - Waterloo City	**	**	4.9	3.5	5.2	4.5	3.4	6.3	4.9	4.5
Zone 5 - Cambridge City	**	**	4.5	4.9	4.1	4.0	2.2	3.3	4.0	4.2
Zone 6 - Two Townships	**	0.0	7.6	7.8	5.7	4.0	**	**	6.0	5.4
Kitchener-Cambridge-Waterloo CMA	**3.6**	**7.0**	**3.5**	**3.8**	**4.7**	**4.5**	**3.6**	**5.0**	**4.2**	**4.4**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Kitchener-Cambridge-Waterloo CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - Kitchener (East)	3.6	1.7	2.9	3.3	2.8	3.6	2.5	2.2	2.8	3.5
Zone 2 - Kitchener (Central)	1.6	3.7	2.8	3.9	3.7	1.6	**	**	3.3	2.8
Zone 3 - Kitchener (West)	3.6	4.0	3.3	3.8	3.4	3.9	2.9	4.0	3.4	3.7
Kitchener City	3.0	2.9	3.0	3.5	3.1	3.4	2.6	2.5	3.0	3.5
Zone 4 - Waterloo City	2.2	3.5	3.6	3.8	3.3	3.0	**	3.5	3.6	3.5
Zone 5 - Cambridge City	2.7	1.4	2.4	3.0	2.5	2.9	2.7	3.7	2.5	2.9
Zone 6 - Two Townships	**	**	2.6	2.4	2.6	2.2	**	**	2.6	2.4
Kitchener-Cambridge-Waterloo CMA	**2.9**	**2.8**	**3.0**	**3.5**	**3.0**	**3.2**	**2.6**	**2.9**	**3.0**	**3.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.1 Private Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0.0	0.0	0.8	1.6	1.3	1.3	0.0	2.7	1.1	1.4
Zone 2 - South	**	**	2.2	1.2	1.4	2.8	0.0	**	1.6	2.4
Zone 3 - East	0.0	0.0	1.7	2.2	1.6	1.8	**	0.0	1.6	1.8
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**0.6**	**	**1.5**	**1.5**	**1.4**	**2.0**	**1.3**	**4.2**	**1.4**	**1.9**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.2 Private Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	676	687	818	838	921	947	1,076	1,058	888	908
Zone 2 - South	646	648	860	873	1,007	1,002	1,216	1,229	929	945
Zone 3 - East	629	628	761	753	879	907	950	993	846	871
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**649**	**655**	**829**	**842**	**941**	**957**	**1,078**	**1,099**	**897**	**916**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.3 Number of Private Apartment Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	32	32	972	974	1,752	1,750	107	107	2,863	2,863
Zone 2 - South	135	134	978	960	1,303	1,278	72	76	2,488	2,448
Zone 3 - East	38	37	314	314	739	739	92	92	1,183	1,182
Zone 4 - Townships	8	10	11	9	20	20	5	5	44	44
Guelph CMA	**213**	**213**	**2,275**	**2,257**	**3,814**	**3,787**	**276**	**280**	**6,578**	**6,537**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.4 Private Apartment Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0.0	0.0	1.6	2.6	2.5	2.8	1.9	2.7	2.1	2.7
Zone 2 - South	**	**	5.2	2.4	2.6	4.0	0.0	**	3.5	3.7
Zone 3 - East	0.0	0.0	2.5	3.3	2.1	3.8	**	4.6	2.1	3.7
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**0.6**	**4.4**	**3.3**	**2.6**	**2.4**	**3.5**	**2.0**	**5.5**	**2.7**	**3.3**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.1.5 Private Apartment Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - West	1.2	2.3	3.0	2.8	2.9	2.5	2.6	2.9	2.8	2.6
Zone 2 - South	++	5.8	3.6	4.9	4.3	4.9	++	5.8	4.1	5.1
Zone 3 - East	2.3	**	3.1	2.1	2.3	2.6	++	2.5	2.0	2.5
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**++**	**4.3**	**3.2**	**3.4**	**3.3**	**3.3**	**1.7**	**3.3**	**3.1**	**3.4**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.1 Private Apartment Vacancy Rates (%) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Guelph CMA										
Pre 1960	0.0	0.0	**	1.3	1.4	**	**	**	2.0	**
1960 - 1974	**	**	1.8	1.0	1.3	1.8	0.7	5.6	1.4	1.8
1975 - 1989	0.0	**	0.8	2.3	0.9	1.2	**	**	0.8	1.6
1990+	-	-	**	**	**	**	**	**	**	**
Total	0.6	**	1.5	1.5	1.4	2.0	1.3	4.2	1.4	1.9

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.2.2 Private Apartment Average Rents ($) by Year of Construction and Bedroom Type Guelph CMA

Year of Construction	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Guelph CMA										
Pre 1960	525	533	750	751	897	882	1,126	1,143	822	823
1960 - 1974	684	681	823	835	916	939	1,021	1,079	882	908
1975 - 1989	660	702	860	872	1,021	1,007	1,162	1,188	944	948
1990+	-	-	**	**	907	924	**	**	987	919
Total	649	655	829	842	941	957	1,078	1,099	897	916

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.1 Private Apartment Vacancy Rates (%) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Guelph CMA										
3 to 5 Units	0.0	0.0	**	**	**	**	**	**	2.6	4.6
6 to 19 Units	0.0	0.0	1.4	3.5	2.2	2.2	0.0	**	1.7	2.7
20 to 49 Units	**	**	0.0	0.5	1.6	2.2	0.0	1.2	0.8	1.6
50 to 99 Units	3.3	0.0	2.1	1.7	1.4	2.2	0.0	**	1.7	1.9
100+ Units	0.0	0.0	1.7	0.4	0.1	0.7	**	**	0.8	0.6
Total	0.6	**	1.5	1.5	1.4	2.0	1.3	4.2	1.4	1.9

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.2 Private Apartment Average Rents ($) by Structure Size and Bedroom Type Guelph CMA

Size	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Guelph CMA										
3 to 5 Units	589	629	724	708	869	910	1,104	1,053	830	839
6 to 19 Units	623	630	756	753	853	882	1,084	1,107	844	864
20 to 49 Units	592	598	817	843	929	944	972	1,018	871	901
50 to 99 Units	711	742	847	870	984	1,004	1,156	1,204	925	948
100+ Units	726	761	862	868	1,007	993	**	**	938	944
Total	649	655	829	842	941	957	1,078	1,099	897	916

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b - Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.3.3 Private Apartment Vacancy Rates (%) by Structure Size and Zone Guelph CMA

Zone	3-5		6-19		20-49		50-99		100+	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0.0	**	**	**	0.4	1.1	1.2	1.7	0.3	0.0
Zone 2 - South	**	0.0	1.7	**	0.5	1.6	3.0	2.6	**	1.0
Zone 3 - East	4.1	**	1.3	1.6	2.2	2.3	**	**	-	-
Zone 4 - Townships	**	**	**	**	-	-	-	-	-	-
Guelph CMA	**2.6**	**4.6**	**1.7**	**2.7**	**0.8**	**1.6**	**1.7**	**1.9**	**0.8**	**0.6**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b - Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

1.4 Private Apartment Vacancy Rates (%) by Rent Range and Bedroom Type Guelph CMA

Rent Range	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Guelph CMA										
LT $600	0.0	**	**	**	**	**	**	**	0.0	**
$600 - $699	0.0	**	**	**	0.0	**	**	**	**	1.5
$700 - $799	0.0	0.0	0.3	1.3	0.0	**	**	**	0.2	2.2
$800 - $899	**	**	0.3	0.9	2.1	1.4	**	**	1.4	1.2
$900 - $999	**	**	2.8	2.4	0.8	1.6	0.0	**	1.2	1.9
$1000+	**	**	**	2.9	1.9	2.4	0.0	**	3.0	2.7
Total	0.6	**	1.5	1.5	1.4	2.0	1.3	4.2	1.4	1.9

[1]Vacancy rate by rent range when rents are known. For the Total, vacancy rates include all structures.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.1 Private Row (Townhouse) Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	-	-	-	-	**	**	**	**	**	**
Zone 2 - South	-	-	-	-	1.8	0.0	1.1	0.7	1.3	0.6
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	**1.2**	**0.6**	**1.3**	**0.9**	**1.3**	**0.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.2 Private Row (Townhouse) Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	-	-	-	-	**	**	**	**	**	**
Zone 2 - South	-	-	-	-	1,109	1,133	1,270	1,287	1,232	1,253
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	1,038	1,050	1,197	1,216	1,157	1,176

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):

a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.3 Number of Private Row (Townhouse) Units in the Universe by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0	0	0	0	68	64	152	147	220	211
Zone 2 - South	0	0	0	0	118	118	424	424	542	542
Zone 3 - East	1	1	1	1	2	2	16	16	20	20
Zone 4 - Townships	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
Guelph CMA	**1**	**1**	**1**	**1**	**188**	**184**	**592**	**587**	**782**	**773**

The following letter codes are used to indicate the reliability of the estimates:

a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)

** Data suppressed to protect confidentiality or data not statistically reliable.

- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.4 Private Row (Townhouse) Availability Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	-	-	-	-	**	**	**	**	**	**
Zone 2 - South	-	-	-	-	5.4	1.7	3.6	1.2	4.0	1.3
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	3.7	1.7	3.1	1.2	3.2	1.3

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

2.1.5 Private Row (Townhouse) Estimate of Percentage Change (%) of Average Rent [1] by Bedroom Type Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - West	-	-	-	-	**	**	**	**	**	**
Zone 2 - South	-	-	-	-	1.1	1.3	1.3	1.1	1.2	1.2
Zone 3 - East	**	**	**	**	**	**	**	**	**	**
Zone 4 - Townships	-	-	-	-	-	-	-	-	-	-
Guelph CMA	**	**	**	**	1.1	++	1.4	++	1.3	++

[1] The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.1 Private Row (Townhouse) and Apartment Vacancy Rates (%) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0.0	0.0	0.8	1.6	1.3	1.3	1.2	1.9	1.1	1.4
Zone 2 - South	**	**	2.2	1.2	1.4	2.6	0.9	2.2	1.6	2.0
Zone 3 - East	0.0	0.0	1.7	2.2	1.6	1.8	**	0.0	1.6	1.7
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**0.6**	**	**1.5**	**1.5**	**1.4**	**1.9**	**1.3**	**2.0**	**1.4**	**1.8**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.2 Private Row (Townhouse) and Apartment Average Rents ($) by Zone and Bedroom Type Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	676	687	818	838	919	945	1,028	1,026	894	913
Zone 2 - South	646	648	860	873	1,017	1,013	1,261	1,275	984	1,002
Zone 3 - East	621	623	760	753	879	907	1,010	1,044	852	877
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**648**	**654**	**829**	**842**	**946**	**961**	**1,161**	**1,177**	**925**	**944**

The following letter codes are used to indicate the reliability of the estimates (cv = coefficient of variation):
a - Excellent ($0 \leq cv \leq 2.5$), b- Very good ($2.5 < cv \leq 5$), c - Good ($5 < cv \leq 7.5$), d - Fair (Use with Caution) ($7.5 < cv \leq 10$)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.3 Number of Private Row (Townhouse) and Apartment Units in the Universe by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	32	32	972	974	1,820	1,814	259	254	3,083	3,074
Zone 2 - South	135	134	978	960	1,421	1,396	496	500	3,030	2,990
Zone 3 - East	39	38	315	315	741	741	108	108	1,203	1,202
Zone 4 - Townships	8	10	11	9	20	20	5	5	44	44
Guelph CMA	**214**	**214**	**2,276**	**2,258**	**4,002**	**3,971**	**868**	**867**	**7,360**	**7,310**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.4 Private Row (Townhouse) and Apartment Availability Rates (%) by Zone and Bedroom Type
Guelph CMA

Zone	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13	Oct-12	Oct-13
Zone 1 - West	0.0	0.0	1.6	2.6	2.4	2.8	**	1.9	2.1	2.6
Zone 2 - South	**	**	5.2	2.4	2.8	3.8	3.0	2.6	3.6	3.3
Zone 3 - East	0.0	0.0	2.4	3.3	2.1	3.8	**	3.9	2.1	3.6
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**0.6**	**4.4**	**3.3**	**2.6**	**2.5**	**3.4**	**2.7**	**2.6**	**2.7**	**3.1**

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

3.1.5 Private Row (Townhouse) and Apartment Estimate of Percentage Change (%) of Average Rent[1] by Bedroom Type
Guelph CMA

Centre	Bachelor		1 Bedroom		2 Bedroom		3 Bedroom +		Total	
	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13	Oct-11 to Oct-12	Oct-12 to Oct-13
Zone 1 - West	1.2	2.3	3.0	2.8	2.9	2.1	2.6	1.4	2.7	2.2
Zone 2 - South	++	5.8	3.6	4.9	3.4	3.9	1.2	2.1	3.3	4.0
Zone 3 - East	2.2	1.8	3.1	2.2	2.3	2.5	++	2.3	1.9	2.5
Zone 4 - Townships	**	**	**	**	**	**	**	**	**	**
Guelph CMA	**++**	**4.3**	**3.2**	**3.5**	**3.0**	**2.9**	**1.6**	**1.9**	**2.8**	**3.0**

[1]The Percentage Change of Average Rent is a measure of the market movement, and is based on those structures that were common to the survey sample for both years.

The following letter codes are used to indicate the reliability of the estimates:
a - Excellent, b- Very good, c - Good, d - Fair (Use with Caution)
** Data suppressed to protect confidentiality or data not statistically reliable.
++ Change in rent is not statistically significant. This means that the change in rent is not statistically different than zero (0).
- No units exist in the universe for this category n/a: Not applicable

Please click Methodology or Data Reliability Tables Appendix link for more details

TECHNICAL NOTE:

Difference between Percentage Change of Average Rents (Existing and New Structures) AND Percentage Change of Average Rents from Fixed Sample (Existing Structures Only):

Percentage Change of Average Rents (New and Existing Structures): The increase/decrease obtained from the calculation of percentage change of average rents between two years (example: $500 in the previous year vs. $550 in current survey represents an increase of 10 percent) is impacted by changes in the composition of the rental universe (e.g. the inclusion of newly built luxury rental buildings in the survey, rental units renovated/upgraded or changing tenants could put upward pressure on average rents in comparison to the previous year) as well as by the rent level movement (e.g. increase/decrease in the level of rents that landlords charge their tenants).

Percentage Change of Average Rents from Fixed Sample (Existing Structures Only): This is a measure that estimates the rent level movement. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. However, some composition effects still remain e.g. rental units renovated/upgraded or changing tenants because the survey does not collect data to such level of details.

METHODOLOGY FOR RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts the **Rental Market Survey** (RMS) every year in April and October to estimate the relative strengths in the rental market. The survey is conducted on a sample basis in all urban areas with populations of 10,000 and more. The survey targets only privately initiated structures with at least three rental units, which have been on the market for at least three months. The survey collects market rent, available and vacant unit data for all sampled structures.
The survey is conducted by a combination of telephone interviews and site visits, and information is obtained from the owner, manager, or building superintendent. The survey is conducted during the first two weeks of April/October, and the results reflect market conditions at that time.

CMHC is constantly reviewing the Universe of rental structures in the rental market Universe to ensure that it is as complete as possible. Every year, any newly completed rental structures with at least 3 rental units are added to the Universe. In addition to this, CMHC undertakes comprehensive reviews by comparing the Universe listing to other sources of data to ensure that the list of structures is as complete as possible.

CMHC's Rental Market Survey provides a snapshot of vacancy and availability rates, and average rents in both new and existing structures. There also exists a measure for the change in rent that is calculated based on existing structures only. The estimate is based on structures that were common to the survey sample for both the previous year and the current Rental Market Surveys. The change in rent in existing structures is an estimate of the change in rent that the landlords charge and removes compositional effects on the rent level movement due to new buildings, conversions, and survey sample rotation. The estimate of per cent change in rent is available in all Canada and Provincial Highlights publications, and also in the CMA reports (fall survey only). The rent levels in new and existing structures are also published. While the per cent change in rents in existing structures published in the reports are statistically significant, changes in rents that one might calculate based on rent levels in new and existing structures may or may not be statistically significant.

METHODOLOGY FOR SECONDARY RENTAL MARKET SURVEY

Canada Mortgage and Housing Corporation (CMHC) conducts a survey of the **Secondary Rental Market** (SRMS) in September and October to estimate the relative strengths in the secondary rental market which is defined as those dwellings not covered by the regular RMS – rented single-detached homes, semi-detached (double) homes, rented freehold row/townhomes, rented duplex apartments (i.e., one-above-other), rented accessory apartments (separate dwelling units that are located within the structure of another dwelling type), rented condominiums (can be any dwelling type but are primarily apartments), and one or two apartments which are part of a commercial or other type of structure.

The SRMS has three components which are conducted in selected CMAs:

- A Household Rent Survey of all households to collect information about rents.
- A Condominium Apartment Rent Survey of households living in condominium apartments to collect information about rents.
- A Condominium Apartment Vacancy Survey of condominium apartment owners to collect vacancy information.

All three surveys are conducted by telephone interviews. For the condominium apartment vacancy survey, information is obtained from the owner, manager, or building superintendent and can be supplemented by site visits if no telephone contact is made. For the other two surveys, information is collected from an adult living in the household. All surveys are conducted in September and October, and the results reflect market conditions at that time.

CMHC publishes the number of units rented and vacancy rates for the condominium vacancy survey. For the condominium rent and household rent surveys, the average rent is published. A letter code representing the statistical reliability (i.e., the coefficient of variation (CV)) for each estimate is provided to indicate the data reliability. Rented condominium apartments were surveyed in the following CMAs: Vancouver, Victoria, Calgary, Edmonton, Regina, Saskatoon, Winnipeg, Toronto, Ottawa, Montréal and Québec (NOTE: Condo rent data was not collected for Regina and Saskatoon). Other secondary rental market units were surveyed in Abbotsford, Barrie, Calgary, Edmonton, Halifax, Montreal, Ottawa, Quebec, St. John's, Toronto, Winnipeg, Regina, Saskatoon, Kelowna, Vancouver and Victoria.

Every year CMHC reviews the method of estimation for Household Rent Survey, which may result in some changes to previously published estimates. All statistics in this report are reflective of the new method of estimation.

DEFINITIONS

Availability: A rental unit is considered available if the existing tenant has given, or has received, notice to move, and a new tenant has not signed a lease; or the unit is vacant (see definition of vacancy below).

Rent: The rent refers to the actual amount tenants pay for their unit. No adjustments are made for the inclusion or exclusion of amenities and services such as heat, hydro, parking, and hot water. For available and vacant units, the rent is the amount the owner is asking for the unit.

It should be noted that the average rents reported in this publication provide a sound indication of the amounts paid by unit size and geographical sector. Utilities such as heating, electricity and hot water may or may not be included in the rent.

Rental Apartment Structure: Any building containing three or more rental units, of which at least one unit is not ground oriented. Owner-occupied units are not included in the rental building unit count.

Rental Row (Townhouse) Structure: Any building containing three or more rental units, all of which are ground oriented with vertical divisions. Owner-occupied units are not included in the rental building unit count. These row units in some centres are commonly referred to as townhouses.

Vacancy: A unit is considered vacant if, at the time of the survey, it is physically unoccupied and available for immediate rental.

Definitions of Census Areas referred to in this publication are as follows:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

Data presented is based on Statistics Canada's 2011 Census area definitions.

Acknowledgement

The Rental Market Survey and the Secondary Rental Market Survey could not have been conducted without the cooperation of the rental property owners, managers, building superintendents and household members throughout Canada. CMHC acknowledges their hard work and assistance in providing timely and accurate information. As a result of their contribution, CMHC is able to provide information that benefits the entire housing industry.

Rental Affordability Indicators

CMHC no longer reports on its rental affordability indicators (i.e. average rent compared to average renter income) given significant variability of underlying renter income data.

CMHC—HOME TO CANADIANS

Canada Mortgage and Housing Corporation (CMHC) has been Canada's national housing agency for more than 65 years.

Together with other housing stakeholders, we help ensure that the Canadian housing system remains one of the best in the world. We are committed to helping Canadians access a wide choice of quality, environmentally sustainable and affordable housing solutions that will continue to create vibrant and healthy communities and cities across the country.

For more information, visit our website at www.cmhc.ca or follow us on Twitter, YouTube and Flickr.

You can also reach us by phone at 1-800-668-2642 or by fax at 1-800-245-9274.

Outside Canada call 613-748-2003 or fax to 613-748-2016.

Canada Mortgage and Housing Corporation supports the Government of Canada policy on access to information for people with disabilities. If you wish to obtain this publication in alternative formats, call 1-800-668-2642.

The Market Analysis Centre's (MAC) electronic suite of national standardized products is available for free on CMHC's website. You can view, print, download or subscribe to future editions and get market information e-mailed automatically to you the same day it is released. It's quick and convenient! Go to www.cmhc.ca/housingmarketinformation

For more information on MAC and the wealth of housing market information available to you, visit us today at www.cmhc.ca/housingmarketinformation

To subscribe to priced, printed editions of MAC publications, call 1-800-668-2642.

©2013 Canada Mortgage and Housing Corporation. All rights reserved. CMHC grants reasonable rights of use of this publication's content solely for personal, corporate or public policy research, and educational purposes. This permission consists of the right to use the content for general reference purposes in written analyses and in the reporting of results, conclusions, and forecasts including the citation of limited amounts of supporting data extracted from this publication. Reasonable and limited rights of use are also permitted in commercial publications subject to the above criteria, and CMHC's right to request that such use be discontinued for any reason.

Any use of the publication's content must include the source of the information, including statistical data, acknowledged as follows:

Source: CMHC (or "Adapted from CMHC," if appropriate), name of product, year and date of publication issue.

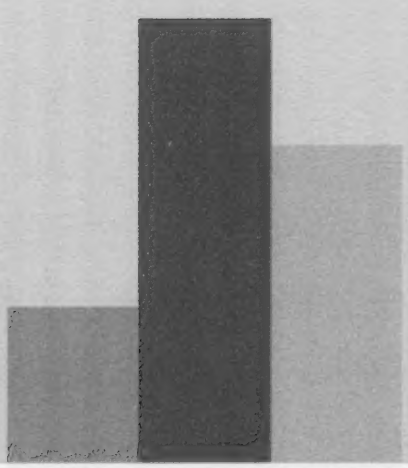
Other than as outlined above, the content of the publication cannot be reproduced or transmitted to any person or, if acquired by an organization, to users outside the organization. Placing the publication, in whole or part, on a website accessible to the public or on any website accessible to persons not directly employed by the organization is not permitted. To use the content of any CMHC Market Analysis publication for any purpose other than the general reference purposes set out above or to request permission to reproduce large portions of, or entire CMHC Market Analysis publications, please contact: the Canadian Housing Information Centre (CHIC) at chic@cmhc.ca; 613-748-2367 or 1-800-668-2642.

For permission, please provide CHIC with the following information:
Publication's name, year and date of issue.

Without limiting the generality of the foregoing, no portion of the content may be translated from English or French into any other language without the prior written permission of Canada Mortgage and Housing Corporation.

The information, analyses and opinions contained in this publication are based on various sources believed to be reliable, but their accuracy cannot be guaranteed. The information, analyses and opinions shall not be taken as representations for which Canada Mortgage and Housing Corporation or any of its employees shall incur responsibility.

Housing market intelligence you can count on



FREE REPORTS AVAILABLE ON-LINE

- Canadian Housing Statistics
- Housing Information Monthly
- Housing Market Outlook, Canada
- Housing Market Outlook, Highlight Reports – Canada and Regional
- Housing Market Outlook, Major Centres
- Housing Market Tables: Selected South Central Ontario Centres
- Housing Now, Canada
- Housing Now, Major Centres
- Housing Now, Regional
- Monthly Housing Statistics
- Northern Housing Outlook Report
- Preliminary Housing Start Data
- Rental Market Provincial Highlight Reports
- Rental Market Reports, Major Centres
- Rental Market Statistics
- Residential Construction Digest, Prairie Centres
- Seniors' Housing Reports

Get the market intelligence you need today!

Click www.cmhc.ca/housingmarketinformation to view, download or subscribe.

CMHC's Market Analysis Centre e-reports provide a wealth of detailed local, provincial, regional and national market information.

- **Forecasts and Analysis –** Future-oriented information about local, regional and national housing trends.
- **Statistics and Data –** Information on current housing market activities – starts, rents, vacancy rates and much more.

Are you interested in housing research?

Stay up-to-date with the latest housing research findings and events related to sustainable housing, housing conditions and trends, housing finance and more.

Subscribe Today to CMHC's Housing Research E-Newsletter!

64399_2013_A01